ZONING

for a distance of 384.81 feet to a Point; THENCE North 17 degrees 22 minutes 23 seconds East for a distance of 332.24 feet to a Point along the centerline of unnamed Creek; THENCE following along the centerline of unnamed Creek for the next Twenty Three (23) calls and distances, North 52 degrees 42 minutes 18 seconds East for a distance of 20.60 feet to a Point; THENCE North 80 degrees 38 minutes 29 seconds East for a distance of 15.13 feet to a Point; THENCE South 71 degrees 01 minutes 36 seconds East for a distance of 16.60 feet to a Point; THENCE South 82 degrees 48 minutes 57 seconds East for a distance of 33.04 feet to a Point; THENCE North 78 degrees 14 minutes 08 seconds East for a distance of 17.39 feet to a Point; THENCE North 32 degrees 20 minutes 36 seconds East for a distance of 13.13 feet to a Point; THENCE North 09 degrees 08 minutes 04 seconds West for a distance of 7.86 feet to a Point; THENCE North 13 degrees 28 minutes 46 seconds West for a distance of 7.99 feet to a Point; THENCE North 23 degrees 14 minutes 22 seconds East for a distance of 6.96 feet to a Point; THENCE North 63 degrees 35 minutes 05 seconds East for a distance of 5.58 feet to a Point; THENCE South 76 degrees 28 minutes 42 seconds East for a distance of 7.63 feet to a Point; THENCE South 50 degrees 34 minutes 29 seconds East for a distance of 9.72 feet to a Point; THENCE North 84 degrees 54 minutes 06 seconds East for a distance of 6.31 feet to a Point; THENCE North 69 degrees 07 minutes 27 seconds East for a distance of 18.57 feet to a Point; THENCE South 78 degrees 10 minutes 48 seconds East for a distance of 8.84 feet to a Point; THENCE South 61 degrees 03 minutes 16 seconds East for a distance of 12.21 feet to a Point; THENCE North 75 degrees 13 minutes 13 seconds East for a distance of 16.72 feet to a Point; THENCE North 61 degrees 42 minutes 07 seconds East for a distance of 28.36 feet to a Point; THENCE South 73 degrees 45 minutes 45 seconds East for a distance of 44.66 feet to a Point; THENCE South 80 degrees 09 minutes 08 seconds East for a distance of 26.80 feet to a Point; THENCE South 72 degrees 54 minutes 30 seconds East for a distance of 30.18 feet to a Point; THENCE North 77 degrees 58 minutes 18 seconds East for a distance of 9.99 feet to a Point; THENCE South 63 degrees 35 minutes 36 seconds East for a distance of 8.46 feet to a Point; THENCE leaving said centerline of Creek North 45 degrees 51 minutes 28 seconds East for a distance of 179.48 feet to a Point; THENCE North 39 degrees 37 minutes 03 seconds East for a distance of 124.77 feet to a Point; THENCE North 51 degrees 29 minutes 17 seconds East for a distance of 176.10 feet to a Point; THENCE South 28 degrees 04 minutes 54 seconds East for a distance of 203.37 feet to a Point; THENCE North 59 degrees 55 minutes 54 seconds East for a distance of 425.84 feet to a Point; THENCE North 29 degrees 45 minutes 33 seconds West for a distance of 112.40 feet to a Georgia Department of Natural Resources Disk Monument; THENCE North 59 degrees 53 minutes 39 seconds East for a distance of 801.15 feet to a Point along the Southerly Right-of-Way of Ramey Road (apparent 60 right-of-Way); THENCE along said Right-of-Way for the next two (2) calls and distances, South 44 degrees 37 minutes 56 seconds East for a distance of 161.40 feet to a Point; THENCE along a curve to the left having a radius of 309.28 feet and arc length of 256.05 feet being subtended by a chord of South 68 degrees 26 minutes 39 seconds East for a distance of 248.80 feet to a ½ Rebar Found; THENCE leaving said Right-of-Way, South 29 degrees 43 minutes 46 seconds East for a distance of 542.38 feet to a Point; THENCE South 82 degrees 41 minutes 29 seconds East for a distance of 425.69 feet to a 1/2: Open Top Pipe @ ½ Rebar Found; THENCE North 59 degrees 57 minutes 23 seconds East for a distance of 380.49 feet to a ½ Open Top Pipe; THENCE South 29 degrees 15 minutes 53 seconds East for a distance of 366.75 feet to a ½ Open Top Pipe; THENCE South 59 degrees 57 minutes 06 seconds West for a distance of 450.99 feet to a ½ Rebar Found along the Northerly Right-of-Way of Kennedy Road (apparent 60 Right-of-Way); THENCE along said Right-of-Way for the thirteen (13) calls and distances, North 74 degrees 59 minutes 43 seconds West for a distance of 29.82 feet to a Point; THENCE North 76 degrees 19 minutes 29 seconds West for a distance of 51.23 feet to a Point; THENCE North 76 degrees 57 minutes 52 seconds West for a distance of 53.62 feet to a Point; THENCE North 78 degrees 24 minutes 27 seconds West for a distance of 55.03 feet to a Point; THENCE North 79 degrees 31 minutes 47 seconds West for a distance of 54.68 feet to a Point; THENCE North 79 degrees 41 minutes 17 seconds West for a distance of 112.32 feet to a Point; THENCE South 29 degrees 29 minutes 52 seconds East for a distance of 12.36 feet to a Point; THENCE North 80 degrees 02 minutes 35 seconds West for a distance of 3.79 feet to a Point; THENCE along a curve to the right having a radius of 15.00 feet and arc length of 13.66 feet being subtended by a chord of North 53 degrees 56 minutes 01 seconds West for a distance of 13.20 feet to a Point; THENCE with a reverse curve to the left having a radius of 50.00 feet and arc length of 122.89 feet being subtended by a chord of South 81 degrees 45 minutes 11 seconds West for a distance of 94.21 feet to a Point; THENCE with a compound curve to the left having a radius of 50.00 feet and arc length of 124.98 feet being subtended by a chord of South 60 degrees 16 minutes 00 seconds East for a distance of 94.89 feet to a Point; THENCE with a reverse curve to the right having a radius of 15.00 feet and arc length of 13.57 feet being subtended by a chord of North 74 degrees 02 minutes 18 seconds East for a distance of 13.12 feet to a Point; THENCE with a reverse curve to the left having a radius of 8520.52 feet and arc length of 46.54 feet being subtended by a chord of South 79 degrees 05 minutes 49 seconds East for a distance of 46.54 feet to a Point; THENCE leaving said Right-of-Way, South 29 degrees 53 minutes 40 seconds East for a distance of 160.38 feet to a ¾ Iron Pin found; THENCE South 59 degrees 48 minutes 33 seconds West for a distance of 916.01 feet to a Point, said point being The True Point of Beginning. Said property contains 75.800 acres. Including easements within The properties are presently zoned Single-Family Residential District (R-100) in the Gwinnett County. The applicant is requesting to annex and rezone to Low Density Single Family Residential (RS-150) for future development of 12 new lots ranging from 1.4 acres to 3.9 acres with access from an existing private gated access drive. The Sugar Hill City Council will consider whether or not to annex and rezone the property. The Mayor and City Council has authority to annex and rezone the property as requested or place such other zoning classification on the property as they deem appropriate, constitutional, and in the best interest of the citizens of Sugar Hill.

The public is invited to attend public hearings scheduled for **Monday, April 17, 2023, at 7:00 p.m.** for the Planning Commission and **Monday, May 8, 2023, at 7:30 p.m**. for the Mayor and City Council in city hall, which is located at 5039 West Broad Street, Sugar Hill, Georgia. A copy of the proposed annexation and rezoning is available for review in the office of the Planning and Development Department located at 5039 West Broad Sugar Hill, Georgia, Monday through Friday, from 8:30 a.m. to 4:30 p.m.

934 98741
3/29,4/5,12,19,26, 5/3, 2023

PUBLIC HEARING CITY OF SUWANEE, GEORGIA

The Public is hereby notified that on **April 18th, 2023 at 6:30 p.m. at Suwanee City Hall,** 330 Town Center Avenue, The Zoning Board of Appeals will hold a public hearing to consider the following variance requests:

V-2023-002- Owner/Applicant: Sawmill Drive Industrial Partners, LLC. The applicant requests a variance from Section 1704 of the City of Suwanee Zoning Ordinance to deviate from tree preservation and replacement regulations by reducing the size of replacement trees. The site contains approximately 26.4 acres in Land Lot 170 of the 7 th District and is located at 195 Sawmill Drive.

The complete text of the proposed request will be on file at Suwanee City Hall and may be viewed by the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

934 97356 3/15,29, 2023

FORECLOSURE

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Jon Michael Stops and Janis L Stops to JPMorgan Chase Bank, N.A. dated 7/18/2012 and recorded in Deed Book 51533 Page 876 Gwinnett County, Georgia records; as last transferred to or acquired by NewRez LLC d/b/a Shellpoint Mortgage Servicing, conveying the after-described property to secure a Note in the original principal amount of $197,681.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

Tax ID Number(s): R7025 451

Land situated in the County of Gwinnett in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 25 OF THE 7TH DISTRICT, OF GWINNETT COUNTY, GEORGIA, AND BEING LOT 24, BLOCK A OF FOUNTAIN LAKES, UNIT II-B, AS PER PLAT RECORDED IN PLAT BOOK 101, PAGE 231-232 OF GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

Commonly known as: **1267 Mistwater Trace, Lawrenceville, GA 30043**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 1267 Mistwater Trace, Lawrenceville, GA 30043 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jon Michael Stops or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

NewRez LLC d/b/a Shellpoint Mortgage Servicing as agent and Attorney in Fact for Jon Michael Stops and Janis L Stops

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1263-2690A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-2690A

950-95768 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by DONALD S. STANDRIDGE to PARK PLACE REVERSE MORTGAGE, INC. in the original principal amount of $166,500.00 dated July 7, 2008 and recorded in Deed Book 48979, Page 0316,

Gwinnett County records, said Security Deed being last transferred to CARRINGTON MORTGAGE SERVICES LLC in Deed Book 60431, Page 00191, Gwinnett County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door

in said County, or at such other place as lawfully designated, within the legal hours of sale, on April 04, 2023, the property in said Security Deed and described as follows:

ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT

31, OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 5, BLOCK C,

UNIT ONE, CENTERVILLE NORTH SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 135, GWINNETT COUNTY RECORDS, WHICH REFERENCE IS MADE FOR THE PURPOSE OF INCORPORATING THE SAME AS PART HEREIN BEING IMPROVED PROPERTY KNOWN AS 3286 SUNDERLAND DRIVE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN GWINNETT COUNTY, GEORGIA.

Said property being known as: **3286 SUNDERLAND DRIVE SNELLVILLE, GA 30039**

To the best of the undersigneds knowledge, the party or parties in possession of said property is/are DONALD S. STANDRIDGE or tenant(s).

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate

survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning

ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is notprohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Compu-Link Corporation
101 W. Louis Henna Blvd., Suite 450
Austin, TX 78728
1-866-654-0020

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by

law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A

DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

CARRINGTON MORTGAGE SERVICES LLC,
as Attorney-in-Fact for
DONALD S. STANDRIDGE
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
10700 Abbotts Bridge Road Suite 170
Duluth, GA 30097
Phone: 470.321.7112
Firm File No. 23-093438 – TiT

950-96345 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Elizabeth Muoghalu to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Community Mortgage, Inc., its successors and assigns dated 4/25/2016 and recorded in Deed Book 54243 Page 638 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of $150,350.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 228 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 29, BLOCK A, SIERRA RIDGE SUBDIVISION, AS RECORDED IN PLAT BOOK 94, PAGE 19-21, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **1529 Sierra Ridge Place, Loganville, GA 30052** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Elizabeth Muoghalu or tenant or tenants.

Wells Fargo Bank, NA is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not

be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Wells Fargo Bank, N.A. as agent and Attorney in Fact for Elizabeth Muoghalu

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

1000-17809A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-17809A

950-96472 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Harold L. Johnson and Lavonya Y. Johnson to Mortgage Electronic Registration Systems, Inc., as nominee for First NLC Financial Services, LLC, its successors and assigns dated 8/4/2006 and recorded in Deed Book 46886 Page 496 Gwinnett County, Georgia records; as last transferred to or acquired by U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Washington Mutual AssetBacked Certificates WMABS Series 2006-HE5, conveying the after-described property to secure a Note in the original principal amount of $140,800.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 69 of the 5th District of Gwinnett County, Georgia; and being Lot 69, Block A, Dorian Cove, Unit One, Section Two, according to plat recorded in Plat Book 43, Page 81, Gwinnett County, Georgia Records; which plat by reference is incorporated herein and made a part hereof.

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **2852 Emerson Lake Drive, Snellville, GA 30078** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Harold L Johnson and Lavonya Y. Johnson or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Washington Mutual Asset-Backed Certificates WMABS Series 2006-HE5 as agent and Attorney in Fact for Harold L. Johnson and Lavonya Y. Johnson

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1012-13185A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-13185A

950-95940 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Rocio Bell to JPMorgan Chase Bank, N.A. dated 10/6/2006 and recorded in Deed Book 47141 Page 238 Gwinnett County, Georgia records; as last transferred to or acquired by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2, conveying the after-described property to secure a Note in the original principal amount of $137,350.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 3, BLOCK H, STONE MILL, UNIT SIX, AS PER PLAT RECORDED IN PLAT BOOK 43, PAGE 287, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED HEREIN BY REFERENCE.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **1233 Blazing Rdg W, Lawrenceville, GA 30045** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Rocio Bell or tenant or tenants.

Select Portfolio Servicing, Inc. is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

Select Portfolio Servicing, Inc. Loan Resolution Department 3217 South Decker Lake Drive Salt Lake City, UT 84119 (888) 818-6032

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-2 as agent and Attorney in Fact for Rocio Bell

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1012-14847A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1012-14847A

950-96459 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Lativia Ray-Alston and Wilbert W. Alston to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PHH Mortgage Corp (fka Cendant Mortgage Corp), its successors and assigns dated 2/18/2005 and recorded in Deed Book 41805 Page 60 Gwinnett County, Georgia records; as last transferred to or acquired by PNC Bank, National Association, conveying the after-described property to secure a Note in the original principal amount of $1,290,657.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lots 159 and 160 of the 7th District, of Gwinnett County, Georgia, being Lot 622, Block F, POD 7A of Sugarloaf Country Club, Phase III, as recorded in Plat Book 85, Pages 75-76, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof for a more complete description.

This sale will be made subject to any right of the United States of America to redeem the hereinabove described property within 120 days from the sale date aforesaid, in order to satisfy certain outstanding federal tax liens.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **2813 Thurleston Lane, Duluth, GA 30097** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Lativia Ray-Alston and Wilbert W. Alston or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

PNC Bank, National Association as agent and Attorney in Fact for Lativia Ray-Alston and Wilbert W. Alston

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

1017-5331A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5331A

950-95780 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Kenneth Watkins and Felicia A. Watkins to H&R Block Mortgage Corporation, a Massachusetts Corporation dated 7/12/2004 and recorded in Deed Book 39133 Page 207 Gwinnett County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5, conveying the after-described property to secure a Note in the original principal amount of $121,600.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

All that tract or parcel of land lying and being in Land Lot 122 of the 6th District, Gwinnett County, Georgia, according to Plat of Survey dated August 31, 1977 by Noelback & Associates, Inc., recorded in Plat book 7, pages 81-A, Gwinnett County records, and being more particularly described as follows:

Beginning at a iron pin located on the northeasterly right-of-way of Stoneview Drive five hundred fifteen (515) feet southeasterly from the intersection of the northeasterly right-of-way of Stoneview Drive with the southeasterly right-ofway of Joy Lane, which point of beginning is also located at the southernmost corner of Lot 6, Block I, Unit 4, Stoneview Acres, which is shown on plat recorded in Plat Book "S", page 196, Gwinnett County records; running thence northeasterly along the southeasterly line of said Lot 6 two hundred (200) feet to an iron pin; running thence southeasterly one hundred (100) feet to an iron pin; running thence southwesterly two hundred (200) feet to an iron pin located on the northeasterly right-of way of Stoneview Drive; running thence northwesterly along the northeasterly right-of-way of Stoneview Drive one hundred (100) feet to the point of beginning; being improved property known as 112 Stoneview Drive according to the present system of numbering houses in Gwinnett County, Georgia.

LESS AND EXCEPT: All that tract or parcel of land lying and being in Land Lot 122 of the Sixth District, Gwinnett County, Georgia, designated as "Tract 1, 28.22 sq. ft." on a plat of survey entitled "Survey of Tract I for": John G. Faes & Sharon A. Faes, survey of Tract 2 for: Todd Nevins" by McNally & Patrick, Registered Surveyors, dated January 16, 1988, and said survey and plat thereof is incorporated herein by reference.

Said property is further described as follows:

Beginning at an iron pin located on the northerly side of the right-of-way of Stoneview Drive, said pin located 515.0 feet from the intersection of the rightof-way of Stoneview Drive and Joy Lane, as measured along said northerly side of the right-of-way of Stoneview Drive, running thence north 57 degrees 20 11" east 28.22 feet to an iron pin; running thence south 53 degrees 25 10" west 28.33 feet to an iron pin; running thence north 31 degrees 20 45" west 2.0 feet to the beginning iron pin.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **112 Stoneview Drive SW, Lilburn, GA 30047-5139** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Kenneth Watkins and Felicia A. Watkins or tenant or tenants.

PHH Mortgage Corporation is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

PHH Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Wells Fargo Bank, National Association, as Trustee for ABFC 2004-OPT5 Trust, ABFC Asset-Backed Certificates, Series 2004-OPT5 as agent and Attorney in Fact for Kenneth Watkins and Felicia A. Watkins

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

1017-5984A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-5984A

950-96427 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Veronica L James to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Nations Direct Mortgage, LLC dba Motive Lending, its successors and assigns dated 4/6/2018 and recorded in Deed Book 55842 Page 49 Gwinnett County, Georgia records; as last transferred to or acquired by Nations Direct Mortgage, LLC, conveying the after-described property to secure a Note in the original principal amount of $245,471.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 13, BLOCK D, UNIT TWO, GALILEE-WEST, AS PER PLAT RECORDED IN PLAT BOOK 14, PAGE 277, GWINNETT COUNTY RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as **1147 Timothy Terrace, Tucker, GA 30084** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Veronica L James or tenant or tenants.

DMI is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

DMI Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 https://loansolutioncenter.-com

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Nations Direct Mortgage, LLC as agent and Attorney in Fact for Veronica L James

Aldridge Pite, LLP, 15 Piedmont Center, 3575 Piedmont Road, N.E., Suite 500, Atlanta, Georgia 30305, (404) 994-7637.

1072-484A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-484A

950-96084 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Stephanie Brown to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns dated 6/29/2022 and recorded in Deed Book 60068 Page 449 Gwinnett County, Georgia records; as last transferred to or acquired by Cardinal Financial Company, Limited Partnership, conveying the after-described property to secure a Note in the original principal amount of $243,183.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA RECORDS, BEING PART OF LOT 8, BLOCK B OF FALLING LEAF ESTATES SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 8, GWINNETT COUNTY, GEORGIA RECORDS. BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF FALLING LEAF DRIVE (60 FOOT RIGHT OF WAY) WHICH POINT IS 693.01 FEET SOUTHEASTERLY AS MEASURED ALONG SAID FALLING LEAF DRIVE FROM THE SOUTHEASTERLY SIDE OF SHADY DRIVE IF SAID STREET LINES WERE EXTENDED TO FORM AN ANGLE INSTEAD OF A CURVE; BEING THE SOUTH COMER OF LOT 7, SAID BLOCK AND SUBDIVISION; THENCE NORTHEASTERLY WITH SAID LOT 7, 195.60 FEET TO AN ION PIN; THENCE SOUTHEASTERLY 100 FEET TO AN IRON PIN ON THE NORTHWESTERLY LINE OF LOT 9, SAID BLOCK AND SUBDIVISION; THENCE SOUTHWESTERLY WITH SAID LOT 9, 196.28 FEET TO AN IRON PIN ON THE NORTHEAST LINE OF FALLING LEAF DRIVE; THENCE NORTHWESTERLY WITH FALLING LEAF DRIVE 100 FEET TO THE POINT OF BEGINNING.

Parcel ID: R6158.034 Commonly Known As: **669 Falling Leaf Dr NW, Lilburn, Georgia 30047**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorneys fees (notice of intent to collect attorneys fees having been given).

Said property is commonly known as 669 Falling Leaf Dr NW, Lilburn, GA 30047 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Stephanie Brown or tenant or tenants.

DMI is the entity or individual designated who shall have full authority to negotiate, amend and modify all terms of the mortgage.

DMI Loss Mitigation Department 1 Corporate Center Drive, Suite 360 Lake Zurich, IL 60047 1-866-397-5370 https://loansolutioncenter.-com

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan.

Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

Cardinal Financial Company, Limited Partnership as agent and Attorney in Fact for Stephanie Brown

Aldridge Pite, LLP, 6 Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7637.

1072-485A

THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1072-485A

950-95951 03/08/2023, 03/15/2023, 03/22/2023, 03/29/2023.

NOTICE OF SALE UNDER POWER, GWINNETT COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Charleston Leek, Jr. to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Guaranteed Rate Affinity, LLC, its successors and assigns dated 2/11/2020 and recorded in Deed Book 57248 Page 746 Gwinnett County, Georgia records; as last transferred to or acquired by Truist Bank, successor by merger to Suntrust Bank, conveying the after-described property to secure a Note in the original principal amount of $259,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Gwinnett County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on April 4, 2023 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 213 OF THE 5TH DISTRICT OF GWINNETT COUNTY, GEORGIA, BEING LOT 2, BLOCK B, MARTINS CHAPEL GROVE SUBDIVISION, UNIT ONE F.K.A. MARTINS CHAPEL ESTATES, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 86, PAGE 47, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION; BEING PROPERTY KNOWN AS 1265 MARTINS CHAPEL LANE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTY IN GWINNETT COUNTY, GEOR-